	FREDERICK COUNTY PLANNING COMMISSION  WINCHESTER HALL, FREDERICK, MARYLAND 21701	
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APPROVED:		PAGE 1 OF 2
	AGENDA	
	Wednesday, January 25, 2006	
ITEM	TIMF	ACTION REQUESTED

## **NOTICES AND REMINDERS**

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

# **NOTICES AND REMINDERS**

<u>Planning Commission Meetings/ Workshops</u> Wednesday, January 11<sup>th</sup>, 2006, Meeting @ 9:30 A.M. Wednesday, January 18<sup>th</sup> 2006 Meeting @ 2:00 P.M.

Wednesday, January 18<sup>th</sup> 2006 Public Hearing @ 7:00 P.M.

Wednesday, January 25<sup>th</sup>, 2006, Public Hearing @ 7:00 P.M.

#### **Board of Appeals**

Thursday, January 26<sup>th</sup>, 2006, Meeting @ 7:00 P.M.

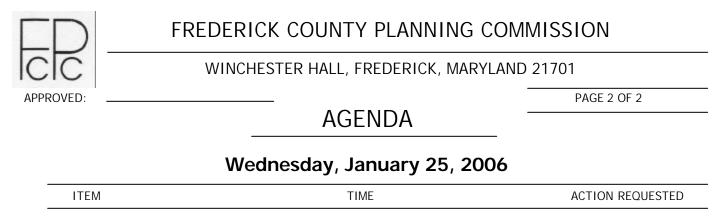
#### **Council of Governments**

Contact The Division of Permitting and Development Review at 301-694-1134 for preliminary/final plats, and site plan agenda items

- or -

The Division of Planning at 301-694-1138 for re-zonings, ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEM S SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



# Evening Session 7:00 p.m.

### 1. MONROVIA TOWN CENTER PUD -- R-05-06 – Public Hearing

RECOMMENDATION

<u>75-80 Properties, L.L.C., et al</u>, -- requesting 408.91 acres of land be rezoned from Agriculture (A), R-1 (Low Density Residential), and R-3 (Low Density Residential) to Planned Unit Development (PUD). Located on the east and west sides of MD 75 (Green Valley Road), north of intersection with MD 80 (Fingerboard Road) in the Urbana Planning Region. Project proposed is an active adult, age-restricted community with 1,636 dwelling units, 30,000 square feet of commercial and service uses, as well as civic uses and development amenities. (Denis Superczynski)